



THE CITY OF AUGUSTA

DAVID M. ROLLINS, MAYOR

CITY COUNCIL

MARCI A. ALEXANDER
JEFFREY M. BILODEAU
ANNA D. BLODGETT
LINDA J. CONTI

DAREK M. GRANT
DALE McCORMICK
CECIL E. MUNSON
PATRICK E. PARADIS

WILLIAM R. BRIDGEO
CITY MANAGER

INFORMATIONAL MEETING AGENDA

MARCH 24, 2016

CITY HALL (COUNCIL CHAMBERS)

6:30 P.M.

A. Items for discussion submitted by the City Council and/or the City Manager:

1. Kennebec Valley Chamber of Commerce Special Event Malt and Vinous License Request -- City Manger
2. Safer Act Grant -- City Manager
3. Proposed Leighton Road Zone Change – City Manager
4. Property Maintenance Committee Report – Councilor Blodgett

B. Persons wishing to address the City Council who have submitted a formal request in accordance with Section 2-61 of the Code of Ordinances:

C. Open comment period for any persons wishing to address the City Council.



CITY OF AUGUSTA FIRE DEPARTMENT

Chief Roger J. Audette 1 Hartford Square Augusta, ME 04330-5220 ♦ (207) 626-2421 ♦ (207) 626-2424 Fax

MEMO

DATE: March 21, 2016
TO: Bill Bridgeo
FROM: Chief Roger Audette
RE: 2016 Safer Act Grant

The application period for the Safer Act 2016 is now open. The information related to the Safer Act can be viewed online at <http://www.fema.gov/staffing-adequate-fire-emergency-response-grants>

The Augusta Fire Department successfully applied for and received a \$503,000 grant to hire four additional firefighters in 2013. The terms of the 2013 grant funds ends in December of 2016. I am seeking City Council authorization to apply for a succession grant to retain these four firefighter/paramedic positions for another two year period.

The application amount for another two year term is \$523,917

These four additional firefighter positions have had a dramatic impact on our ability to fight fire and save lives. They have streamlined our operational firefighting, enhanced firefighter safety, maintained compliance with two in/two out OSHA requirements, and performed valuable public education in the community.

I look forward to answering any questions about the program.

City of Augusta, Maine
DEPARTMENT OF DEVELOPMENT SERVICES

AUGUSTA STATE AIRPORT
CODE ENFORCEMENT
ECONOMIC DEVELOPMENT



ENGINEERING
FACILITIES & SYSTEMS
PLANNING

MEMORANDUM

TO: Planning Board

FROM: Matthew Nazar, Director of Development Services
Betsy Poulin, Assistant Planner

DATE: March 2, 2016

RE: Rick Tardiff - REWITS, LLC

SUMMARY OF REQUEST

Request: General rezone for lots to Industrial District (IA).

Owners: REWITS, LLC and Kennebec Savings Bank

Applicant: Rick Tardiff - REWITS, LLC

Locations: 589 Leighton Road, 607 Leighton Road, 61 Darin Drive, 330 Civic Center Drive

Zoning: Rural River District (RR)

Tax Map Numbers: Tax Map 5A Lots 32, 33 and 51. Tax Map 79 portion of Lot 14.

Existing Land Uses: Residential, Vacant

Proposed Rezoning: Industrial District (IA)

SUMMARY OF SUBMITTAL PACKAGE

1. Application for Parcel Reclassification/Rezoning
2. Narrative
3. Deeds
4. Letter of Authorization
5. Plan

Areas of Concern

None.

Staff Review

The Bureau of Engineering does not have any additional comments.

The Bureau of Code Enforcement does not have any additional comments.

The Bureau of Planning does not have any additional comments.

1. Consistency with the 2007 Comprehensive Plan

The proposal is in the northern subdistrict of the Economic Growth area described in the 2007 Comprehensive Plan. The Future Land Use Detail map notes the area as Industrial. The proposal is consistent with the plan.

2. Consistency with Established Land Use Patterns

The proposal rezoning will be adjacent to the existing Industrial Park and will be consistent with established land use patterns.

3. Creation of an Isolated District Unrelated to Adjacent Districts

The proposed rezoning will not isolate any unrelated districts and will reduce restrictions for development within the industrial park. The proposed rezoning creates a cleaner boundary.

4. Potential Impact on Utilities, Roads, and Services

The rezoning will allow expansion on the existing JS McCarthy building, through reduced setbacks from a residential zone boundary. No potential impact will occur on utilities, roads or services.

5. Changed or Changing Neighborhood Conditions

Expansion of the JS McCarthy facility will allow the company to thrive in today's competitive markets and immediately create six new jobs, with the potential for more jobs in the future.

Text of Proposed Amendment

The lot known as Assessor's Map 5A, Lot 32, 33, 51 and a portion of Map 79, Lot 14 shall be rezoned in accordance with Section 300-106.B.(d)[1] of the Augusta Land Use Ordinance. The new zone shall be Industrial District (IA).



JS McCarthy Building - 15 Darin Drive - Map 5A, Lot 53



Residential Rental Duplex - 61 Darin Drive - Map 5A, Lot 51



Single Family Rental House - 589 Leighton Road - Map 5A, Lot 33



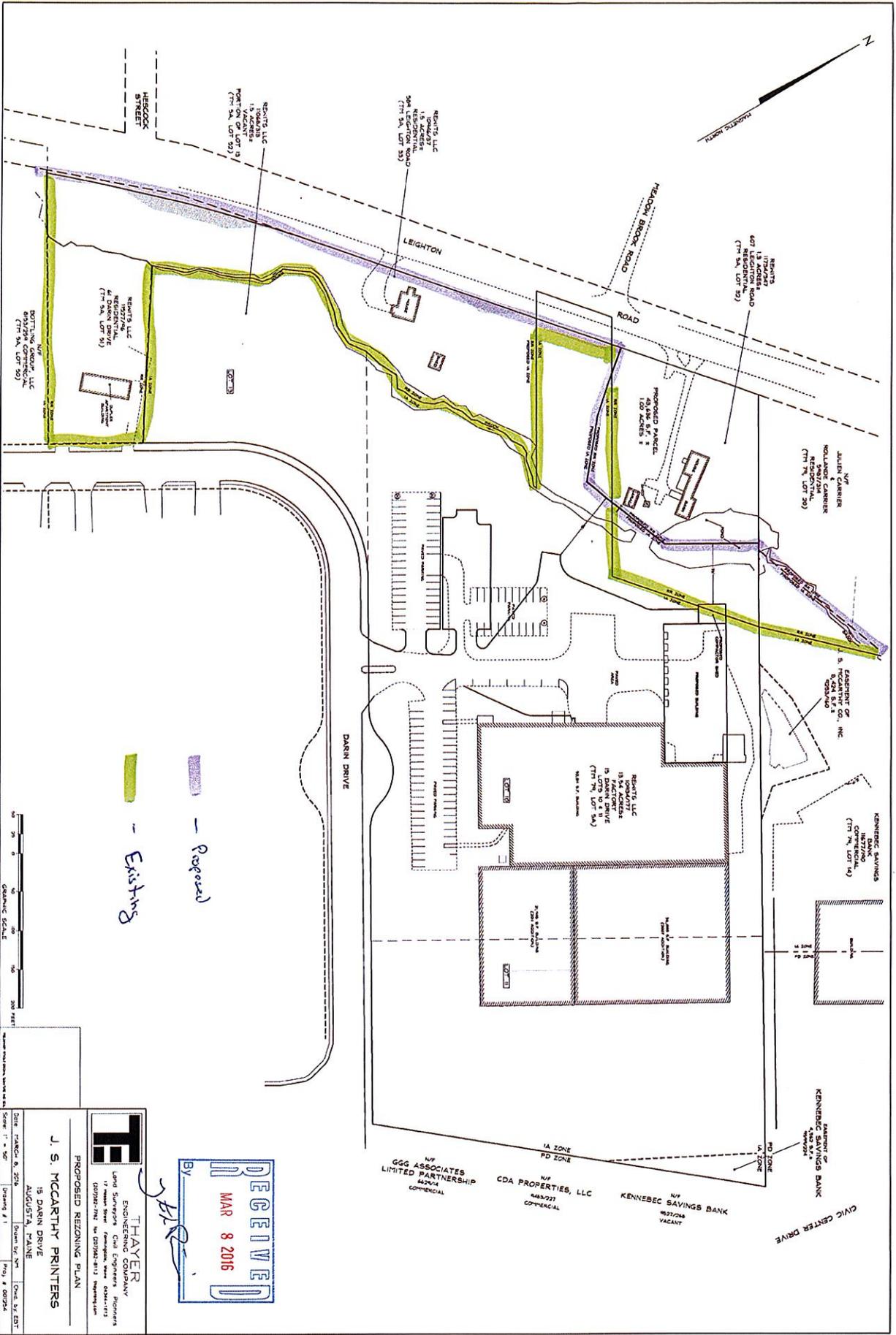
Single Family Rental House - 607 Leighton Road - Map 5A, Lot 32



Leighton Road looking North. Meadow Brook Road Intersection to Left at Car.



Leighton Road looking South. Hescoc Street Intersection on Right past Car.



— Existing
 - - - Proposed



J. S. MCCARTHY PRINTERS
 15 DARIN DRIVE
 AUGUSTA, MAINE

THAYER ENGINEERING COMPANY
 Land Surveyors Civil Engineers Planners
 17 Main Street, Augusta, Maine 04301
 (207) 625-7700 fax (207) 625-8113

RECEIVED
 MAR 8 2016
 BY: *[Signature]*

DATE: JANUARY 8, 2016
 SCALE: 1" = 50'
 DRAWING # 1
 SHEET # 001254

EGG ASSOCIATES LIMITED PARTNERSHIP
 6024
 COMMERCIAL

CDA PROPERTIES, LLC
 6024
 COMMERCIAL

KENNEBEC SAVINGS BANK
 1527/16
 VACANT

KENNEBEC SAVINGS BANK
 1527/16
 VACANT

IA ZONE
 PD ZONE

City of Augusta, Maine
DEPARTMENT OF DEVELOPMENT SERVICES

AUGUSTA STATE AIRPORT
CODE ENFORCEMENT
ECONOMIC DEVELOPMENT



ENGINEERING
FACILITIES & SYSTEMS
PLANNING

Memo

To: City Council
William Bridgeo, City Manager

From: Property Maintenance Subcommittee
Matt Nazar, Director of Development Services

Date: March 21, 2016

Re: Property Maintenance Code

The City Council requested that the property maintenance subcommittee review the initially proposed property maintenance code, including comments drafted by Councilor Paradis and Councilor Grant. The subcommittee met three times to discuss the comments and the draft code and made a number of significant changes.

The most significant change was to abandon the idea of combining the property maintenance related sections of the existing code with the new code. It was clear that created unnecessary confusion. The current proposed code is intended to be additive, meaning that all of the existing property maintenance sections of the current Augusta Code of Ordinances remain where they are and everything in the first six pages of the attached document is new. The last page of the attached document proposes some changes to existing ordinance.

Chapter 139

Property Maintenance

139-1 Scope.

The provisions of this chapter shall apply to all existing residential and nonresidential structures and all existing premises and constitute minimum requirements and standards for premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, a reasonable level of safety from fire and other hazards, and for a reasonable level of sanitary maintenance; the responsibility of owners, an owner's authorized agent, operators and occupants; the occupancy of existing structures and premises, and for administration, enforcement and penalties.

139-2 General.

Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern. Where differences occur between provisions of this chapter and any referenced standards, the provisions of this chapter shall apply. Where, in a specific case, different sections of Code of the City of Augusta specify different requirements, the most restrictive shall govern.

139-3 Maintenance.

Equipment, systems, devices and safeguards required by this chapter shall be maintained in good working order. No owner, owner's authorized agent, operator or occupant shall cause any service, facility, equipment or utility that is required under this by any code to be removed from, shut off from or discontinued for any occupied dwelling, except for such temporary interruption as necessary while repairs or alterations are in progress. The requirements of this chapter are not intended to provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures. Except as otherwise specified herein, the owner or the owner's authorized agent shall be responsible for the maintenance of buildings, structures and premises.

139-4 Application of other codes.

Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of applicable local, state, and federal codes.

139-5 Existing remedies.

The provisions in this chapter shall not be construed to abolish or impair existing remedies of the jurisdiction or its officers or agencies relating to the removal or demolition of any structure that is dangerous, unsafe and insanitary.

139-6 Workmanship.

Repairs, maintenance work, alterations or installations that are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in accordance with the manufacturer's instructions.

139-7 Grading, vegetating, and drainage.

Premises shall be graded, loamed, seeded, and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon, with the exception of approved retention areas and reservoirs. Loaming and seeding shall be of particular importance on sites where demolition of a building occurs and a new building is not immediately constructed.

139-8 Sidewalks and driveways.

Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

139-9 Weeds.

This section applies only to land within the MaineDOT Urban Compact area of Augusta. Premises and exterior property shall be maintained free from weeds or plant growth in excess of ten (10) inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Hayfields and pastures shall be permitted where the owner demonstrates that the affected area is actively managed. Premises and exterior property that is open lawn or field on lots in excess of ½ acre may be allowed to re-forest through an actively managed process that includes replanting and seeding by the owner.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with provisions of this Code and state law and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

139-10 Rodent harborage.

Structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.

139-11 Exhaust vents.

Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.

139-12 Accessory structures.

Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

139-13 General.

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

A. Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength;
2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects;
3. Structures or components thereof that have reached their limit state;
4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight;
5. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects;
6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects;
7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects;
8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects;

9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects;
10. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects;
12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects; or
13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

1. Where substantiated otherwise by an approved method.
2. Demolition of unsafe conditions shall be permitted where approved by the code official.

139-14 Structural members.

Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

139-15 Foundation walls.

Foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

139-16 Roofs and drainage.

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

139-17 Decorative features.

Cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

139-18 Overhang extensions.

Overhang extensions including, but not limited to, canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. Where required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

139-19 Stairways, decks, porches and balconies.

Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

139-20 Chimneys and towers.

Chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. Exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

139-21 Handrails and guards.

Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

139-22 Doors.

Exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with applicable codes.

139-23 Window and skylights.

Every window and skylight shall be kept in sound condition, good repair and weather tight.

139-24 Basement hatchways.

Every basement hatchway shall be maintained to prevent the entrance of rodents, rain and surface drainage water.

139-25 Building security.

Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.

139-26 Refrigerators. Refrigerators and similar equipment not in operation shall not be discarded, abandoned or stored on premises. If left out for pickup, pickup must occur within 48 hours, the refrigerator must be upright with the doors removed, and removal of any refrigerant must be in accordance with all state and federal regulations.

139-27 Fencing and Setback of Swimming Pools – See Chapter 207-13

139-28 Unregistered Motor Vehicles – See Chapter 207-24

139-29 Sanitation – See Chapter 229

139-30 Solid Waste Storage and Disposal – See Chapter 237

Amend Chapter 207-13 Fencing and setback of Swimming Pools

Any person owning or being in the possession of an outdoor swimming pool in the City shall keep the same adequately fenced or adequately covered at all times by the owner, tenant or lessee while not in use. Such fence shall be at least four five-feet high. All outdoor swimming pools, regardless of size or depth shall meet the same setback requirements as a structure for the zoning district in which the pool is located.

Amend Chapter 207-24 Unregistered Motor Vehicles

A. Motor vehicles that have not been registered and inspected for one year ~~two consecutive years~~ may not be stored within 150 feet of a public right-of-way unless the vehicle or vehicles are garaged or fully buffered from public view by evergreen plantings or properly installed wooden fences.

B. Exceptions to this section are antique autos pursuant to Title 29-A of the Maine Revised Statutes, vehicle dealers licensed pursuant to Title 29-A of the Maine Revised Statutes, documented illness or a documented absence from the City for at least one year by the owner or owners of the property on which the vehicle or vehicles are located.

C. No court action to enforce the provisions of this section may be taken by the City until and unless the owner or owners of the property on which the vehicle or vehicles are located have received a thirty-day notice in writing from the City advising said owner or owners of a violation of this section.